

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin *Jonathan Rogers for*
Associate Director

DATE: March 31, 2023

SUBJECT: BZA Case No. 17963A – 4975 South Dakota Avenue NE

APPLICATION

4975 South Dakota Associates, LTD (the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), requests a special exception of the matter-of-right uses of Subtitle U § 510 and a modification of BZA order number 17963 to permit a gasoline service station at 4975 South Dakota Avenue NE. There are currently three curb cuts, two on South Dakota Avenue NE and one on 10th Street NE, that are not proposed to change. The site is in the MU-3A Zone at 4975 South Dakota Avenue NE (Square 3899, Lot 0076) and is not served by a public alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and is unable to make a recommendation based on the information provided. Due to the proposed use and requested curb cuts, DDOT cannot recommend approval of the proposal until a Comprehensive Transportation Review (CTR) study is scoped with DDOT and submitted for review.

In addition, DDOT also notes the following matters that the Applicant must address:

- The existing surface parking lot is partially located within the building restriction area on 10th Street NE (there is a 15-foot Building Restriction Line). This area is regulated as if it were DDOT public space and is intended to be park-like in nature. DDOT does not request the Applicant alter the parking lot as part of this application; however, DDOT requests landscape screening be shown on the plans around the parking lot, per Subtitle C § 714, so parked vehicles are less visible from the sidewalk.
- The proposed development includes three curb cuts. With the proposed additional use, the Applicant will be required to bring public space to DDOT standards, including reapplying for all

curb cuts. The curb cuts will need to meet DDOT's Design and Engineering Manual (DEM) requirements, including locating the curb cuts a minimum of 60-feet from the intersection.

- DDOT is creating the District National Electric Vehicle Infrastructure Deployment Program. This competitive grant opportunity was created to advance the District's electrification efforts. The program is federally funded by the National Electric Vehicle Infrastructure Formula Program (NEVI), with the objective of creating a national network of Direct Current Fast Chargers (DCFCs) charging station along Alternative Fuel Corridors (AFCs). DDOT's competitive grant program is targeted towards private Electric Vehicle Supply Equipment (EVSE) vendors, as well as the site hosts, where EVSE infrastructure would be deployed. Gas stations are an ideal site for EVSE deployment, and are highly encouraged to apply.

DDOT will provide a complete analysis of the application in a supplemental report once the requested items have been submitted and reviewed. The Applicant should contact the DDOT case manager, Emma Blondin, at emma.blondin@dc.gov to begin the CTR scoping process.

AC:eb